



Kings Road, Higher

£279,995



LESLEY HOOKS
ESTATE AGENTS





This charming traditional semi-detached house offers generous and well planned family accommodation throughout. The property is beautifully presented and boasts character features throughout such as parquet flooring. Having uPVC double glazing and gas fired combi central heating the layout briefly comprises reception hall, lounge, dining room and a smart fitted kitchen. To the first floor there are three good size bedrooms and a stylish four piece bathroom. To the rear of the property is a generous sized garden which has been beautifully maintained offering newly laid Indian stone patio area perfect for entertaining. The garden also has a hidden gem at the bottom offering further barked area with treehouse and seating area. To the front there is a driveway with off road parking leading to the lean to. Ideally situated in a popular residential area the property is within walking distance to local primary, secondary and grammar schools. There is an excellent selection of shops just a couple of minutes walk away. Motorway networks with links to Liverpool and Chester are less than a ten minute drive away.



Hallway

16'8" (5.08m) x 7'10" (2.39m)

Parquet flooring, access to the first floor.

Lounge

13'11" (4.24m) Into Bay x 11'5" (3.48m) Max

Parquet flooring, bay window to the front.

Sitting Room

14'5" (4.39m) x 11'5" (3.48m)

Parquet flooring, door to the rear accessing the garden.

Kitchen

9'3" (2.82m) x 7'9" (2.36m)

Smart fitted kitchen with excellent range of shaker style units at both eye and floor level in cream, contrasting work tops, belfast style sink, tiled flooring, door to the side accessing the lean to, window to the rear.

Bedroom One

15'0" (4.57m) x 11'4" (3.45m)

Fitted wardrobe, bay window to the front.

Bedroom Two

13'0" (3.96m) x 8'11" (2.72m)

Fitted wardrobe with sliding doors, window to the rear.

Bedroom Three

9'11" (3.02m) x 7'11" (2.41m)

Window to the front.

Bathroom

8'10" (2.69m) x 7'10" (2.39m)

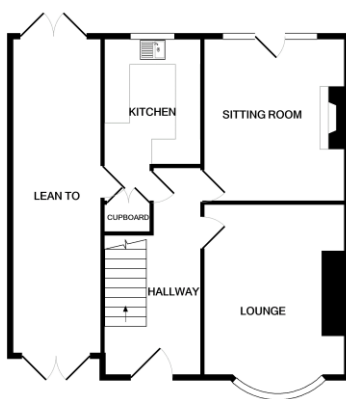
Stylish four piece bathroom comprising bath, shower cubical, wash hand basin and wc, laminate flooring, window to the side and rear.



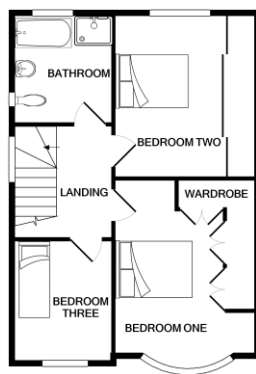
Outside

To the rear of the property is a generous sized garden which has been beautifully maintained offering newly laid Indian stone patio area perfect for entertaining. The garden also has a hidden gem at the bottom offering further barked area with treehouse and seating area. To the front there is a driveway with off road parking leading to the lean to.

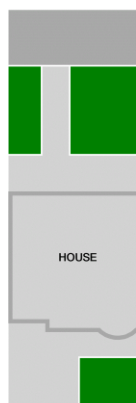




GROUND FLOOR



1ST FLOOR



SITE PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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